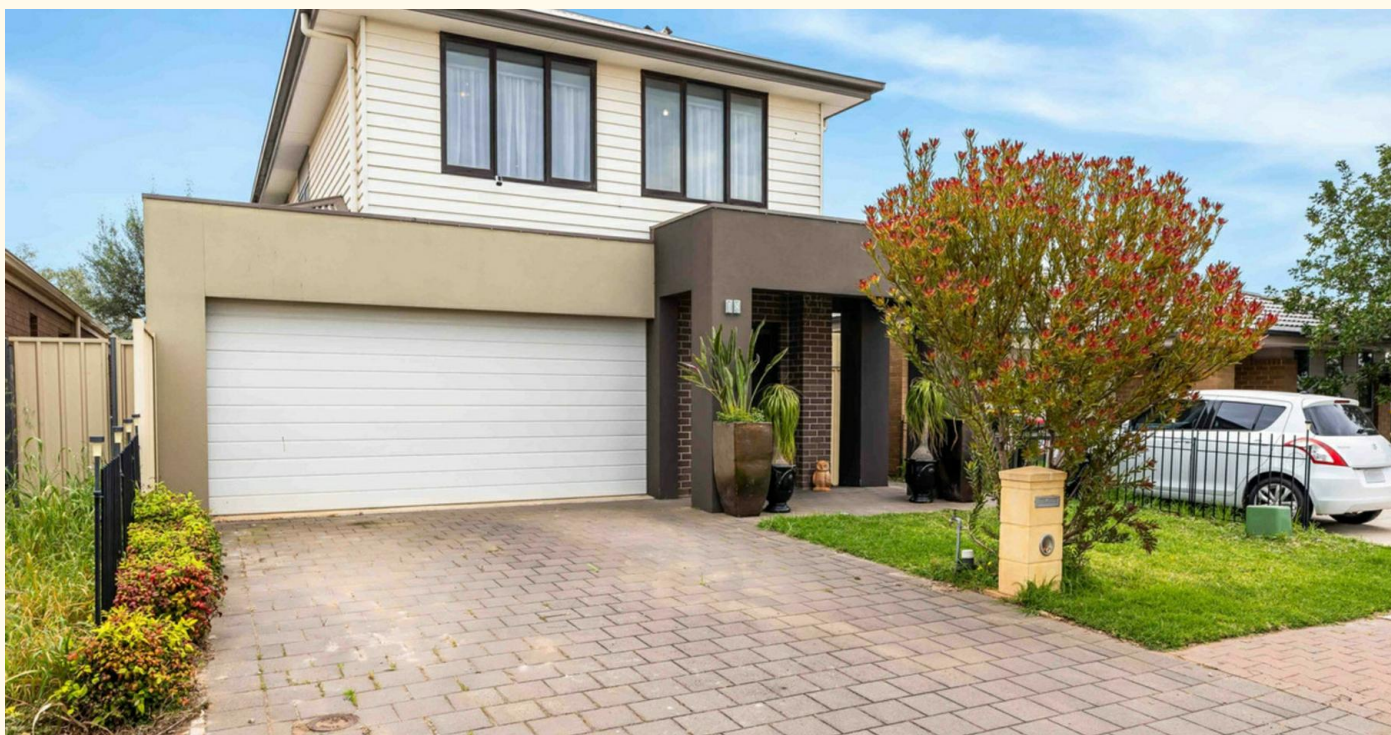




18 Biarritz Street, Munno Para West

TWO-STOREY LUXURY FAMILY LIVING

Proudly presented by Keith Emmerson of LJ Hooker Craigmore, this impressive two-storey residence offers an exceptional opportunity to secure a spacious and versatile family home in the rapidly developing suburb of Munno Para West.

Designed with generous living spaces and plenty of room for the whole family, this substantial home offers the flexibility to accommodate a large or extended family, with the layout also providing the potential for two families to enjoy their own space.

Property Highlights:

- Four spacious bedrooms
- Master bedroom with ensuite and walk-in robe
- Built-in robes to the remaining bedrooms
- Multiple generous living areas
- Well-appointed kitchen with pantry
- Spacious adjoining dining area
- Second living area upstairs
- Two bathrooms plus downstairs powder room
- Reverse-cycle ducted air conditioning
- Zoned heating and cooling throughout

4 3 2

FOR SALE

Expression Of Interest

VIEW

Sat 3rd Oct @ 11:00AM - 11:45AM

AGENTS

Keith Emmerson

0419 844 015

keith.emmerson@ljhces.com.au

AGENCY

LJ Hooker Craigmore | Elizabeth |

Salisbury

(08) 8255 9555

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Double garage with automatic roller door
- Two internal access points from the garage
- Under-stair storage
- Solar panels to help reduce electricity costs
- Close to schools, shops, parks and local amenities

Step inside and discover a welcoming ground-floor living zone, with the spacious kitchen positioned to overlook the dining and family areas. The kitchen provides ample bench space and storage, complemented by a practical pantry, making it well suited to everyday family living and entertaining.

The downstairs powder room adds convenience for family and guests, while the additional storage beneath the staircase provides valuable space for keeping the home organised.

Upstairs, the home continues to impress with a separate living area, providing an ideal retreat for children, teenagers or those seeking a second space to relax. The remaining three bedrooms are also located upstairs, along with the second bathroom, creating a practical separation between the main living areas and bedroom accommodation.

The master bedroom offers a private retreat with the added luxury of a walk-in robe and ensuite, while the remaining bedrooms feature built-in robes, providing excellent storage for the entire family.

Year-round comfort is well catered for with reverse-cycle ducted air conditioning and zoning throughout the home, allowing you to create the ideal temperature in different areas of the property.

Outside, the double garage with automatic roller door provides secure parking and valuable storage, while two internal access doors offer added convenience and security when entering the home.

Adding further appeal, the property is equipped with solar electric panels, providing an opportunity to help reduce household electricity costs.

Located in the ever-growing Munno Para West, this home is positioned close to schools, shopping facilities, parks and a range of everyday amenities, while benefiting from the ongoing development and growth of the surrounding area.

Spacious, versatile and packed with features, this is a home that needs to be seen to be truly appreciated.

Don't miss this opportunity!

Arrange your inspection today and discover everything this impressive two-storey family home has to offer.

Contact Keith Emmerson of LJ Hooker Craigmore today.

To make an offer, visit the link below:

<https://www.cognitoforms.com/LJHookerCraigmore/LetterOfOfferToPurchaseResidentialLand>

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID	697VFDC
Property Type	House
Land Area	300 m2
Including	Air Conditioning
	Built-in-Robes
	Secure Parking
	Solar Panels

Keith Emmerson 0419 844 015

Sales Representative | keith.emmerson@ljhces.com.au

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INTERNAL - 218.2 SQM
EXTERNAL - 4.1 SQM
TOTAL - 222.3 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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